

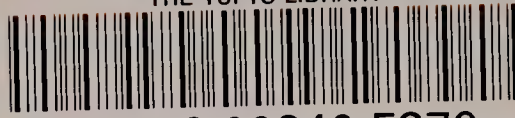
Warrant and  
Recommendations  
of the Appropriation  
Committee for the  
**SPECIAL**  
TOWN OF WEYMOUTH  
**TOWN MEETING**  
COMMONWEALTH OF MASSACHUSETTS

FRANCIS E. WHIPPLE AUDITORIUM  
WEYMOUTH SOUTH HIGH SCHOOL  
360 PLEASANT STREET  
SOUTH WEYMOUTH

TUESDAY · FEBRUARY · 27 · 1979



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**WEYMOUTH APPROPRIATION COMMITTEE**

James V. Oteri, *Chairman*  
142 Whipple Street

Edward A. Fahey  
170 Mediterranean Drive

William W. Taber, *Vice Chairman*  
351 Commercial Street

Joan K. Hawkins  
4 Colasanti Road

William F. DeMambro, *Secretary*  
36 Abigail Adams Circle

William J. Kelley  
54 Ford Road

Stephen Bergfors  
46 Mt. Vernon Rd., West

William F. Kilroy  
56 Southern Avenue

Dr. Robert M. Condon  
1024 Front Street

William N. Neil  
90 Blanachard Road

Karen F. DeTellis (Mrs.)  
936 Commercial Street

George L. Shores  
84 East Street

Jacquelyn T. Dingwall  
59 Fore River Avenue

Louis J. Williams  
61 Mark's Road

WARRANT AND RECOMMENDATIONS OF THE  
APPROPRIATION COMMITTEE FOR THE  
SPECIAL TOWN MEETING

W.C.  
352  
Tues  
Feb 27 '79  
Copy 2

TUESDAY, THE TWENTY SEVENTH DAY OF FEBRUARY, 1979  
COMMONWEALTH OF MASSACHUSETTS  
TOWN OF WEYMOUTH, Mass.

MAY 10 '79

Norfolk, ss:

To any of the Constables of the Town of Weymouth in said County  
GREETINGS:

In the name of the Commonwealth of Massachusetts, you are hereby required to notify and warn the inhabitants of Weymouth aforesaid qualified to vote in Town affairs to meet in the George L. Barnes Auditorium of the East Junior High School on Commercial Street, East Weymouth on

TUESDAY, THE TWENTY SEVENTH DAY OF FEBRUARY, 1979  
at seven o'clock and thirty minutes in the evening, then and there to act upon the following articles, and that in case all the articles in this Warrant shall not have been acted upon at the above time and place, then to meet in adjourned session at such times and places as may then and there be voted.

ARTICLE 1. (By Request of the Planning Board). To see if the Town will vote to amend Article X, the Town of Weymouth Zoning By-Laws, Sections 10 and 15, by adding Section 10A as set forth below to Section 10 and by adding a new horizontal column for "Planned Industrial Park" to district regulations in Section 15, Table I; or take any other action in relation thereto.

SECTION 10.A – PLANNED INDUSTRIAL PARK:

10A.1 INTENT: The purpose of the Planned Industrial Park district is to establish and preserve areas for industrial park development which allow industrial and related uses of such a



nature so as to promote orderly and harmonious industrial growth within the P.I.P. district and to further promote industrial performance standards to reduce adverse environmental effects resulting from development within the district.

10A.2 PERMITTED USES: In a Planned Industrial Park district, the following uses are permitted, provided that a site plan be reviewed by the Planning Board, subject to the procedures and conditions of the Rules and Regulations of the Planning Board.

- (a) Assembly, manufacturing, packaging, processing or other similar operation, whether making, finishing and packing; but not including inflammable liquids, gases, detonable material, or the refining of petroleum products.
- (b) Wholesale business, jobbing or dispatching establishment.
- (c) Office building.
- (d) Research laboratory.
- (e) Printing shop and caterer.

10A.3 SPECIAL PERMITS — PLANNING BOARD: The following uses or uses customarily accessory thereto may be granted as Special Permit Uses by the Planning Board subject to the conditions and requirements of Section 23:

- (a) Storage, utilization or manufacture of hazardous materials, subject to the conditions of Section 10A.5 (g) and (h).
- (b) Motor freight or bus terminal and yards for the storage and servicing of trucks or buses.
- (c) Wholesale storage in a roofed structure not involved in the permitted use under Section 10A.2 (b).
- (d) Open lot storage of new building material, contractor's equipment, machinery and metals, other than scrap or junk, and similar materials, provided that any material stored in unenclosed premises to a height greater than four (4) feet above grade is surrounded by a substantial seven (7) foot high wall, tight fence or a proper landscape screening.
- (e) Accessory uses, whether or not on the same parcel as the permitted use of a research laboratory in Section 10A.2 (c), which are accessory to the necessary primary activities of a research laboratory or of scientific development or related production; provided, however, that the Planning Board must first find that the proposed accessory uses do not substantially derogate from the public good.

- (f) Ancillary service establishments whose primary purpose is to serve existing industrial occupants and their employees; including, but not necessarily limited to, restaurant, limited retail sale of food, beverages and other convenience items; or branch banking or credit union facilities.
- (g) Hotel or Motel.

**10A.4 SITE PLAN DESIGN STANDARDS:** In accordance with Section 23 of this By-Law, a site plan shall be submitted to the Planning Board. In addition to the procedures and requirements of Section 23 and the district regulations of Section 15, the following design standards shall be incorporated into the site plan for permitted and special permit uses.

- (a) Landscaping: Landscaping shall include lawns, trees, shrubs and other plantings to be shown on the site plan. Wherever a lot line within a P.I.P. district abuts a Residential District, school or right of way a minimum ten (10') foot landscaped buffer zone shall be provided in addition to side and rear yard setbacks as provided in Section 15 of this By-Law.
- (b) Ancillary storage of finished or semi-finished products manufactured on site is permitted provided that any materials are surrounded by a wall, tight fence or proper landscape screening of sufficient height, not to exceed ten (10') feet.

**10A.5 INDUSTRIAL PERFORMANCE STANDARDS:** The intent of performance standards is to reduce adverse environmental impacts within the P.I.P. district, to assess potential industrial nuisances factually and objectively, to ensure that all industries will provide methods to protect the community from hazards and nuisances which can be prevented by process of control and nuisance elimination. An industrial performance assessment report shall be submitted along with required site plans to the Planning Board for all permitted and special permit uses within the P.I.P. district. The report shall, as a minimum, show how the proposed use or uses will conform to the standards set forth in this sub section. No permanent certificate of occupancy shall be issued unless the Planning Board has made a finding that all permitted and special permit uses have complied with these industrial performance standards within the Planned Industrial Park district. The Planning Board may require such information, data and testing, to be performed at the owner's or developer's expense, in order to achieve the finding of compliance.

- (a) Noises shall be measured with a sound level meter having an A weighted filter constructed in accordance with specifica-



tions of the American National Standards Institute (A.N.S.I.). Measurements shall be made at any point in adjacent lots or districts as indicated in Table 10A, 1.

Impact noise shall be measured using the fast response of the sound level meter. Impact noises are intermittent sounds such as from a punch press or drop forge hammer. Measurements are to be made as provided in Table 10A, 1.

TABLE 10A, 1.

Maximum Permitted Sound Levels, db (A)

Sound Measured within the P.I.P. district	Continuous slow meter response.	Impact fast meter response
At a point on the lot line of the subject lot nearest to the noise source	70	80
At a lot line abutting Commercial District	60	70
At a lot line abutting Residential District or School	50	60

Between the hours of 9:00 P.M. and 7:00 A.M. the permissible sound levels in any abutting Residential District shall be reduced by 5 decibels for impact noises.

The following sources of noise are exempt from noise level regulations:

- (1) Transient noises of moving sources such as automobiles and trucks.
- (2) Noises of safety signals, warning devices and emergency pressure relief valves.
- (3) Noises emanating from temporary construction and maintenance activities between 7:00 A.M. and 7:00 P.M.

(b) Vibration shall be measured at the lot line or district border as indicated in Table 10A, II below and such measurement shall not exceed the particle velocities so designated.

The instrument used for these measurements shall be a three component measuring system capable of simultaneous measurement of vibration in three mutually perpendicular directions.

Maximum vibration is given as particle velocity, which may be measured directly with suitable instrumentation or com-

puted on the basis of displacement and frequency. When computed the following formula shall be used:

$$P.V. = 6.28 F \times D$$

P.V. = Particle velocity, inches per second

F. = Vibration frequency, cycles per second

D. = Single amplitude displacement of the vibration, inches.

Maximum particle velocity shall be the vector sum of the three individual components recorded. Such particle velocity shall not exceed values given in Table 10A, II.

TABLE 10A, II

Maximum Ground Transmitted Vibration

Vibration measured within the P.I.P. district	Particle Velocity, inches per second
At a point on the lot line of the subject lot nearest to the vibration source.	0.10
At a lot line abutting Commercial District	0.05
At a lot line abutting Residential District or School	0.02

- (c) Air quality of emissions from all vents, stacks, chimneys, flues or other opening or any process, operation or activity shall be in accordance with the Commonwealth of Massachusetts, Department of Environmental Quality Engineering Regulations for the Control of Air Pollution. Ambient air quality standards for the Commonwealth of Massachusetts shall be the guide to the release of airborne toxic materials across lot lines. For those toxic materials that are not listed in the ambient air quality standards of the Commonwealth of Massachusetts, the release of such materials shall be in accordance with fractional quantities permitted as currently listed in the Threshold Limit Values adopted by the American Conference of Governmental Industrial Hygienists. Measurement of toxic matter shall be at ground level or habitable elevation, and shall be the average of any 24 hour sampling period. Release of airborne toxic matter shall not exceed one thirtieth (1/30) of the threshold limit across lot lines.
- (d) Odors from any permitted or special permit use in the P.I.P. district shall not be perceptible beyond lot lines of a subject parcel of land.



- (e) Any process, operation or activity producing glare shall be conducted so that any direct or indirect illumination from the source of light shall not cause illumination in excess of 0.5 footcandles at the district borders of the Planned Industrial Park. Flickering or flashing sources of illumination shall be controlled so as not to be visible beyond the district borders of the Planned Industrial Park.
- (f) Heat or cold from any process, operation or activity shall not alter the temperature of the air, land or water by more than five (5) degrees Fahrenheit when measured at the district borders of the Planned Industrial Park.
- (g) Organic and inorganic chemicals which have a maximum contamination level of 0.1 mg/l or less, as established under the Drinking Water Regulations of Massachusetts through the Department of Environmental Quality Engineering may be manufactured or stored in the P.I.P. district only with a special permit from the Planning Board, provided it is determined that such material will not endanger the water supply.

All buildings used in the P.I.P. district must be connected to the Sanitary Sewer system. Discharge shall conform with the Industrial Discharge Requirements of the Metropolitan District Commission.

Construction and use of pretreatment facilities for wastes which cannot be discharged into the public sanitary sewer is prohibited.

Salt (NaCl) application to roads, parking and other paved surfaces is prohibited.

Oil separation devices shall be installed in all catch basins draining paved surfaces.

All roof drains shall be dispersed to preserve the groundwater recharge abilities of the land within the P.I.P. district.

Ancillary storage of Naphthas (gasolines, kerosenes, and mixtures of gasolines and oils, which have a density of less than 0.86 grams per cubic centimeter) is permitted in the P.I.P. district only with a special permit from the Planning Board, provided it is determined that such material will not endanger the water supply.

- (h) Detonable materials include but are not limited to all primary explosives such as lead azide, lead styphnate, fulminates and tetracene; all high explosives such as TNT, ROX, HMX, PETN, and picric acid; propellants and components thereof such as dry nitrocellulose, black powder, boron hydrides, hydrazine and its derivatives; pyrotechnics, and fireworks such as magnesium powder, potassium chlorate and potassium nitrate; blasting explosives such as dynamite and nitroglycerine; unstable organic compounds such as acetylides, tetrazoles and ozonides; unstable oxidizing



agents such as perchloric acid, perchlorates and hydrogen peroxide in concentration greater than 35%.  
 Manufacture of or manufacturing processes which result in by-products of detonable material is strictly prohibited.  
 Storage or utilization of detonable materials as well as storage, utilization or manufacture of High Hazard Fire Materials shall be limited to quantities approved by the Fire Department and shall be contained in a suitable structure with setbacks as approved by the Weymouth Fire Department and Building Department.

**10A.6 PROVISIONS FOR SIGNS AND OFF STREET PARKING**

- (a) The provisions for signs set forth in Section 16 of this By-Law for Industrial I-1 shall be applicable to the Planned Industrial Park district.
- (b) The provisions for off-street parking set forth in Section 17 of this By-Law for Industrial I-1 shall be applicable to the Planned Industrial Park district.

Amendment to Section 15 – DISTRICT REGULATIONS:  
 Table 1 – Dimensional Requirements for Area, Yard, Setback, Height and Density.

District		Type of Use	Lot Size Min. in Sq. Ft.	
Planned Industrial Park (P.I.P.)		Planned Industrial Park	43,560 (1 acre)	
Lot Area – Min. Sq. Ft. Per Dwelling Unit		Lot Width	Front Yard Min. depth in Feet	
		150 see 15.6 & 15.10	40'; + 5' setback each story above 3rd floor. See 15.4 & 10A.5 (h)	
Side Yard Min. Depth in Feet	Rear Yard Min. Depth in Feet	Max. Lot Coverage % of lot acreage		Max. Height
25' see 15.11 15.12 & 10A.5 (h)	25' see 15.12 & 10A.5 (h)	Max. building(s) 35% Max. paved area(s) 25% Min. landscaped area(s) 20%		3 stories not to exceed 35'; up to 6 stories not to exceed 80' by special permit from the Planning Board

**RECOMMENDED: Defer to Town Meeting.**

*The Appropriation Committee is waiting for the results of the Planning Board's Public Hearing to be held on February 15, 1979.*

ARTICLE 2. (By Request of the Planning Board). To see if the Town will vote to amend the most recent Zoning Map for the Town of Weymouth by changing the following parcels of land as shown on the Weymouth Town Atlas, revised to January 1, 1978, from Limited Industrial I-1 District to a new district designated Planned Industrial Park:

Block	432	Lots	1, 2, 3, 4, & 5
Block	433	Lots	3, 4 & 5
Block	435	Lots	1, 2, 3, 4, 5, 6, 7, 8 & 14
Block	444	Lot	6
Block	472	Lots	1, 2, 3, 4, 6 & 8
Block	445	Lots	1, 10, 20, 21 and that portion on Lot 2 which lies Southerly of the Northerly boundary line of Lot 21 extended Westerly as shown on Sheet 39 and all of Lot 2 shown on Sheet 38.

Note: Can be found on Atlas Sheets 33, 34, 35, 37, 38 & 39 or take any other action in relation thereto.

**RECOMMENDED: Defer to Town Meeting.**  
*See explanation to Article 1. (See Appendix A, Article 2.)*

ARTICLE 3. (By Request of the Conservation Commission). To see if the Town will vote to expend \$19,500. from available HUD Community Development funds for the purpose of acquiring by purchase or to take by eminent domain for conservation purposes Lot 3, Block 574, Sheet 51 of the Atlas of the Town of Weymouth, or to take any other action in relation thereto.

**RECOMMENDED: No Action.**  
*The Appropriation Committee is not in favor of removing from the tax rolls potentially developable land which, in future years could provide increased Real Estate Tax Revenue. (See Appendix B, Article 3.)*



You are directed to serve this Warrant by posting a copy thereof, attested by you in writing in each of two public places in each voting precinct of said Town, fourteen (14) days at least before the date of holding the first meeting called for in this Warrant.

Hereof fail not to make due return of this Warrant with your doings thereon to the Town Clerk of said Town on or before the thirteenth day of February in the year of our Lord One Thousand Nine Hundred and Seventy-Nine.

Given under our hands and seals this 22nd day of January in the year of our Lord One Thousand Nine Hundred and Seventy-Nine.

\_\_\_\_\_  
EDWARD W. OWENS, JR.  
*Chairman*

\_\_\_\_\_  
BARBARA L. SCANNELL  
*Vice Chairman & Clerk*

\_\_\_\_\_  
WILLIAM B. BARRY, JR.

\_\_\_\_\_  
JAMES R. GOODE

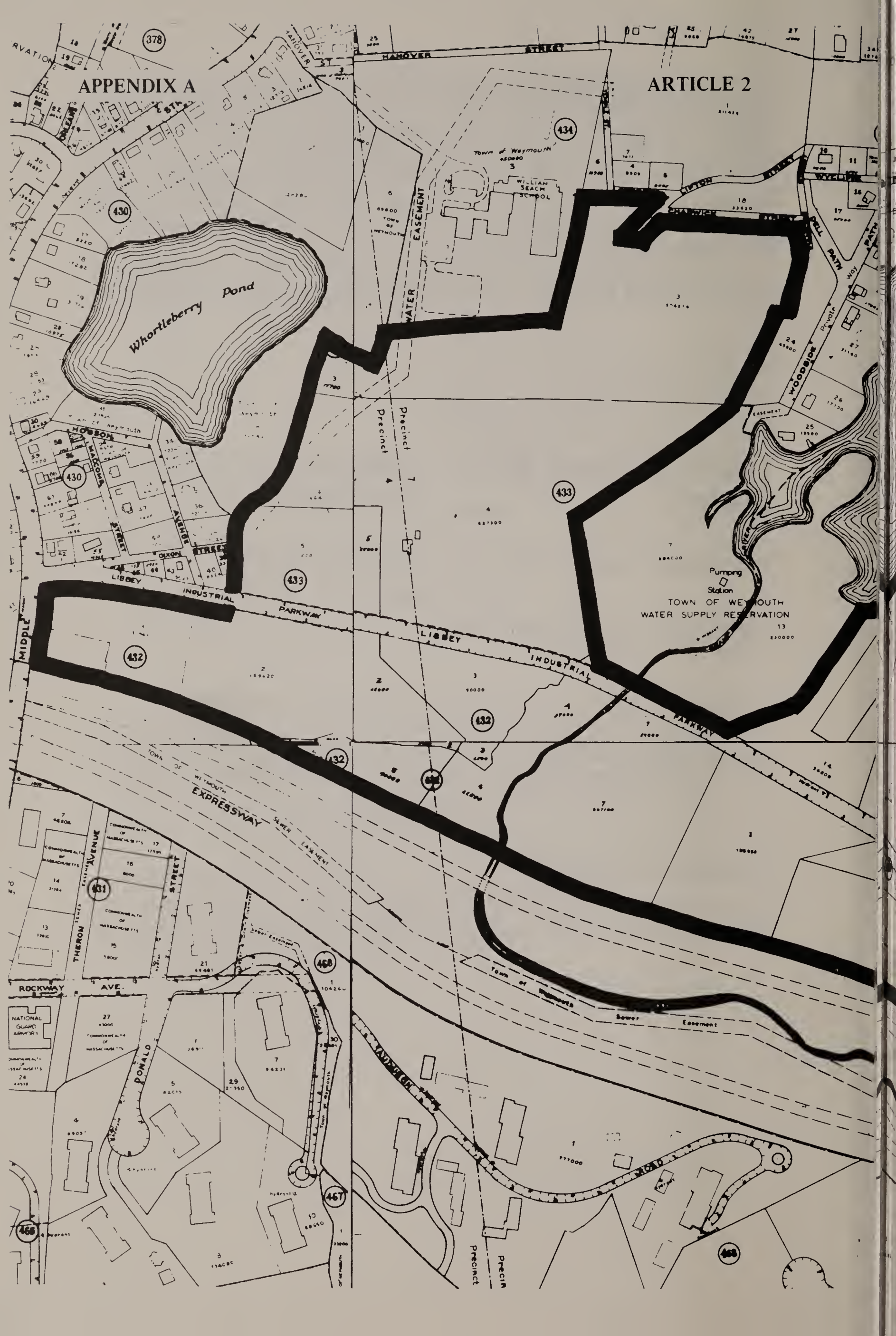
\_\_\_\_\_  
WILLIAM J. GUNVILLE

A true copy:   ATTEST

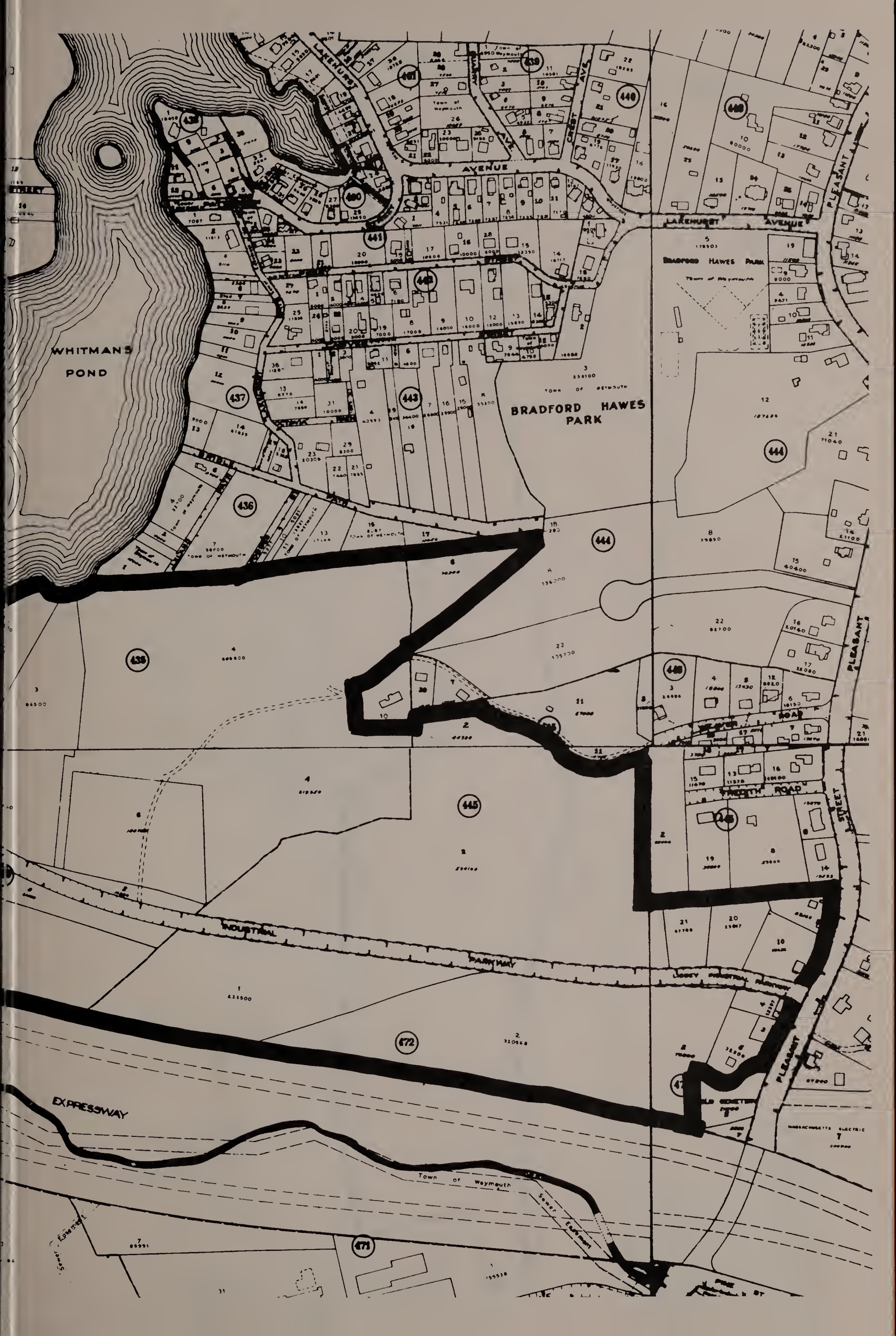
\_\_\_\_\_  
Constable of Weymouth

APPENDIX A

ARTICLE 2







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